

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3708/318 RUSSELL STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12/209 CARDIGAN STREET CARLTON VIC 3053	\$740,000	04-Mar-23
12/52 LEICESTER STREET CARLTON VIC 3053	\$785,000	24-Feb-23
1910/222 RUSSELL STREET MELBOURNE VIC 3000	\$775,000	01-Feb-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 April 2023

Team Abode318
M 0433962828
E sophia@melcorp.com.au



**12/209 CARDIGAN STREET
CARLTON VIC 3053**

2 1 1

Sold Price

^{RS} **\$740,000** Sold Date **04-Mar-23**

Distance **0.86km**



**12/52 LEICESTER STREET
CARLTON VIC 3053**

2 1 1

Sold Price

^{RS} **\$785,000** Sold Date **24-Feb-23**

Distance **0.68km**



**1910/222 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS} **\$775,000** Sold Date **01-Feb-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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